



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 20-123105-LO

Project Name/Address: Phantom Lake Forest Restoration at 15604 SE 16th St.

Planner: Reilly Pittman
425-452-4350
rpittman@bellevuewa.gov

Minimum Comment Period: January 28, 2021

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology, Shoreline Planner N.W. Region
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

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ENVIRONMENTAL CHECKLIST	
12/21/00	
<p><i>Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.</i></p>	
<p>INTRODUCTION</p> <p>Purpose of the Checklist:</p> <p>The State Environmental Policy Act (SEPA), chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.</p> <p>Instructions for Applicants:</p> <p>This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.</p> <p>Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include references to any reports or studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.</p> <p>Use of a Checklist for Nonproject Proposals: <i>A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.</i></p> <p>For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.</p> <p>For nonproject actions, the references in the checklist to the words <i>project</i>, <i>applicant</i>, and <i>property</i> or <i>site</i> should be read as <i>proposal</i>, <i>proposer</i>, and <i>affected geographic area</i>, respectively.</p> <p>Attach an 8½" x 11" vicinity map which accurately locates the proposed site.</p>	

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ENVIRONMENTAL CHECKLIST	12/21/00
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BACKGROUND INFORMATION

Property Owner: **City of Bellevue, Parks and Community Services**

Proponent: **City of Bellevue, Parks and Community Services**
450 110th Avenue NE
Bellevue, WA 98009

Contact Person: **Rick Bailey**
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **450 110th Avenue NE, Bellevue, WA 98009**

Phone: **(425) 239-9677**

Proposal Title:

Phantom Lake Forest Restoration

Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available:

Phantom Lake Park
2098 156th Ave SE
Bellevue, WA 98007

Cross Streets: 156th Ave SE & SE 20 PI

Parcel # 0224059194

Please attach an 8½" X 11" vicinity map that accurately locates the proposal site.



Give an accurate, brief description of the proposal's scope and nature:

General description: **A degraded area of the park lacks the vegetative composition of a healthy urban forest and, as a result, has suppressed ecosystem services. This area is currently overrun with invasive species and lacks a diverse urban tree canopy and native understory. The proposed project will seek to restore this area of the park.**

1. Acreage of site: **The entire parcel is approximately 24 acres in size. The project area, located within the southwestern portion of the parcel, is approximately 2 acres.**
2. Number of dwelling units/buildings to be demolished: **Not applicable.**
3. Number of dwelling units/buildings to be constructed: **Not applicable.**
4. Square footage of buildings to be demolished: **Not applicable.**
5. Square footage of buildings to be constructed: **Not applicable.**
6. Quantity of earth movement (in cubic yards): **No grading will occur. Minor import of compost/ mulch will be added for planting purposes, outside of on-site wetlands/streams.**
7. Proposed land use: **The current land use designation is R-1. No change in land use is proposed.**
9. Design features, including building height, number of stories, and proposed exterior materials: **Not applicable.**
10. Other **Not applicable.**

Estimated date of completion of the proposal or timing of phasing:

Proposed restoration activities would commence upon receipt of all applicable permits and pursuant to any wet weather restrictions.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No additional plans or proposals are associated with this project.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Phantom Lake Forest Restoration – Restoration Plan, The Watershed Company, December 11, 2020.

Phantom Lake Forest Restoration – Critical Areas Narrative, The Watershed Company, December 11, 2020.

Phantom Lake Forest Restoration - Shoreline Narrative, The Watershed Company, December 11, 2020.



Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No applications are currently pending related to the activities covered under this project proposal.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

The proposal requires a Critical Areas Land Use Permit, Shoreline Exemption, and Clearing and Grading Permit from the City of Bellevue. The project will also require a Stormwater Permit from the Department of Ecology.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone)
Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat Rolling Hilly Steep slopes Mountains Other:

b. What is the steepest slope on the site (approximate percent slope)?

There are slopes of approximately 5-10%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to Natural Resources Conservation Service (NRCS) soil maps, the project area includes Arents/Alderwood gravelly sandy loam, with 6 to 15 percent slopes, as well as Seattle muck.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None that are known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

No grading will occur. Minor import of compost/mulch outside of wetlands/streams will occur for the restoration planting.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Limited erosion could occur due to clearing of invasive vegetation and soil amendment activities. However, appropriate temporary erosion control BMPs would be employed as needed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposed restoration activities do not include the placement of any new permanent impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary erosion control BMPs would be employed as needed.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During restoration plan implementation, emissions to the air including equipment exhaust and dust could result from landscaping equipment. These emissions would be temporary and rapidly dissipated.



- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odor that may affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Standard methods of reducing impacts to air would be employed, including managing exposed soils.

3. WATER

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, the project will occur within and directly adjacent to wetlands. A stream and the Phantom Lake shoreline also lie within proximity of the project area.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, proposed work will occur within 200 feet of the aforementioned wetland, stream, and shoreline.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No excavation or filling will occur within wetlands or streams. Soil amendment will be limited to areas outside of wetlands boundaries. Work within wetlands would be limited to new plantings.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Based upon a review of King County FEMA floodplain maps, the eastern boundary of the project area is roughly congruent with the Phantom Lake 100-year floodplain boundary. Therefore, work is unlikely to occur within the floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No intentional discharges of waste materials to surface waters would occur during restoration activities. All appropriate BMPs would be implemented to prevent such discharges.

- b. Ground



1. Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

There will be no withdrawal of, or discharge to, ground water associated with implementation of the restoration plan.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

There will be no waste material from septic tanks or other sources discharged into the ground as part of the restoration activities.

- c. Water runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No new sources of water runoff are proposed as part of the restoration plan. Runoff quantities and flow patterns are not expected to change markedly; however, restoration plantings may decrease the overall quantity of runoff from the project area.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

During restoration activities, fuel, lubricant or other material spills from equipment could enter ground or surface waters. However, spill cleanup equipment would be present on-site during vegetation management activities.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Temporary erosion control BMPs would be employed as needed.

4. PLANTS

- a. Check types of vegetation found on the site and circle appropriate measurements or list species:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other – slough sedge

water plants: water lily, eelgrass, milfoil, other

other types of vegetation: Himalayan blackberry, English ivy, English holly, Reed canary

grass

- b. What kind and amount of vegetation will be removed or altered?

The goal of the project is to remove invasive plants and replant with native or native compatible species. Invasive species to be removed include reed canarygrass, Himalayan blackberry, English ivy, and English holly. The total project area is approximately 2 acres.

- c. List threatened or endangered species known to be on or near the site.

No known threatened or endangered plant species have been documented in the City of Bellevue.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The project includes the removal of invasive vegetation and the planting of native species. Proposed tree species include Sitka spruce, Pacific willow, Sitka willow, Scouler's willow, Oregon ash, white fir, incense cedar, giant sequoia, western red cedar, and Douglas-fir. Proposed shrubs include red-osier dogwood, cluster rose, serviceberry, oceanspray, tall Oregon grape, osoberry, salmonberry, red elderberry, vine maple, and red huckleberry. Groundcover species include salal, dull mahonia, and western swordfern.

Plantings represent a dense and diverse native plant assemblage appropriate to the eco-region and growing conditions on-site. New plantings will provide food, cover, and nesting opportunities for wildlife and will help to outcompete any invasive species that remain in adjacent areas. Overall, the project will result in no net loss of shoreline ecological functions.

5. ANIMALS

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: **hawk**, **heron**, **eagle**, **songbirds**, **other**: ducks, red-winged black bird

mammals: **deer**, bear, elk, beaver, other:

fish: **bass**, salmon, trout, herring, shellfish, **other**: **Black Crappie, Yellow Perch, and Brown Bullhead Catfish**

- b. List any threatened or endangered species known to be on or near the site.

No such species are known to occur within the vicinity of the project site.

- c. Is the site part of a migration route? If so, explain.

No.

- d. Proposed measures to preserve or enhance wildlife, if any:

Plantings represent a dense and diverse native plant assemblage appropriate to the eco-region and growing conditions on-site. New plantings will provide food, cover, and nesting opportunities for wildlife and will help to outcompete any invasive species that remain in adjacent areas. Overall, the project will result in no net loss of shoreline ecological functions.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The types of energy likely to be used to implement the proposed restoration plan include gas-powered vehicles and hand-held equipment.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No such features are proposed.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Typical environmental health hazards related to landscaping could occur during implementation of the restoration plan.

- 1) Describe special emergency services that might be required.

Special emergency services are not anticipated to be required. In the unlikely event that an accident (spill, fire, other exposure) was to occur involving toxic chemicals or hazardous wastes, the local fire department's hazardous materials team would respond. If necessary, local medical services might also be required. Safety and accident response supplies would be on-site.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Standard precautions would be taken to ensure the safety of work crews. A crew supervisor would be contacted by a crew member immediately upon discovery of a spill. The crew supervisor would then ensure that the spill is cleaned up in an appropriate manner and would contact the appropriate authorities, if necessary.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise within the vicinity of the project area is primarily limited to vehicular traffic along 156th Ave SE. However, such noise would not affect restoration plan activities.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.



Noises associated with the restoration project would be limited to construction equipment during implementation. However, noise would be limited to normal daytime working hours pursuant to Bellevue City Code 9.18.

- 3) Proposed measures to reduce or control noise impacts, if any:

Noise would be limited to normal daytime working hours pursuant to Bellevue City Code 9.18.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

The project area is within Phantom Lake Park, which extends to the north and east. Single-family parcels are located south as well as west of the project area.

- b. Has the site been used for agriculture? If so, describe.

Part of the parcel (north of the project) has been used for agriculture, based on 1936 aerial photos, from approximately the 1930's to mid-2000's. The proposed project area has remained forested during this time period.

- c. Describe any structures on the site.

No structures are present within the project area.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

R-1.

- f. What is the current comprehensive plan designation of the site?

P/SF-L.

- g. If applicable, what is the current shoreline master program designation of the site?

Urban Conservancy – Open Space.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The on-site wetlands and stream have been classified as "environmentally sensitive" areas.

- i. Approximately how many people would reside or work in the completed project?

Not applicable.

- j. Approximately how many people would the completed project displace?

Not applicable.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposed restoration plan activities would not affect existing land use.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

- c. Proposed measures to reduce or control housing impacts, if any:

No such measures are necessary.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed as part of the restoration plan.

- b. What views in the immediate vicinity would be altered or obstructed?

Restoring areas with amended soils and native plantings are likely to improve views in the vicinity of the project area.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

No such measures are necessary.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No light or glare will be produced by the proposed restoration activities.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

Proposed restoration activities would not be affected by off-site sources of light or glare.



- d. Proposed measures to reduce or control light and glare impacts, if any:

No such measures are necessary.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The project site is located within Phantom Lake Park. Walking trails encompass the park; there are also fishing opportunities, as well as a small dock.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No such measures are necessary.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

According to the Department of Archeology and Historic Preservation's (DAHP) WISAARD (Washington Information System for Architectural and Archaeological Records Data) website, no places or objects are known to be located within the vicinity of the project area.

- b. Generally, describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

No such landmarks or evidence is known to be on or next to the site.

- c. Proposed measures to reduce or control impacts, if any:

Should historic, archeological, scientific or culturally significant items be encountered during implementation of restoration activities, work would be temporarily stopped while the appropriate agencies are notified.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is via 156th Avenue SE. Access will not change as a result of the restoration project.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The nearest King County Metro transit stop is located south of the project site, at the intersection of 156th Avenue SE and SE 24th Street.



- c. How many parking spaces would the completed project have? How many would the project eliminate?

The proposed restoration plan would not create or eliminate parking spaces.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use, or occur in the immediate vicinity of, water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Traffic generation would not change as a result of the proposed project.

- g. Proposed measures to reduce or control transportation impacts, if any:

No such measures are necessary.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

No such measures are necessary.

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No additional utilities are proposed as part of the restoration plan.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



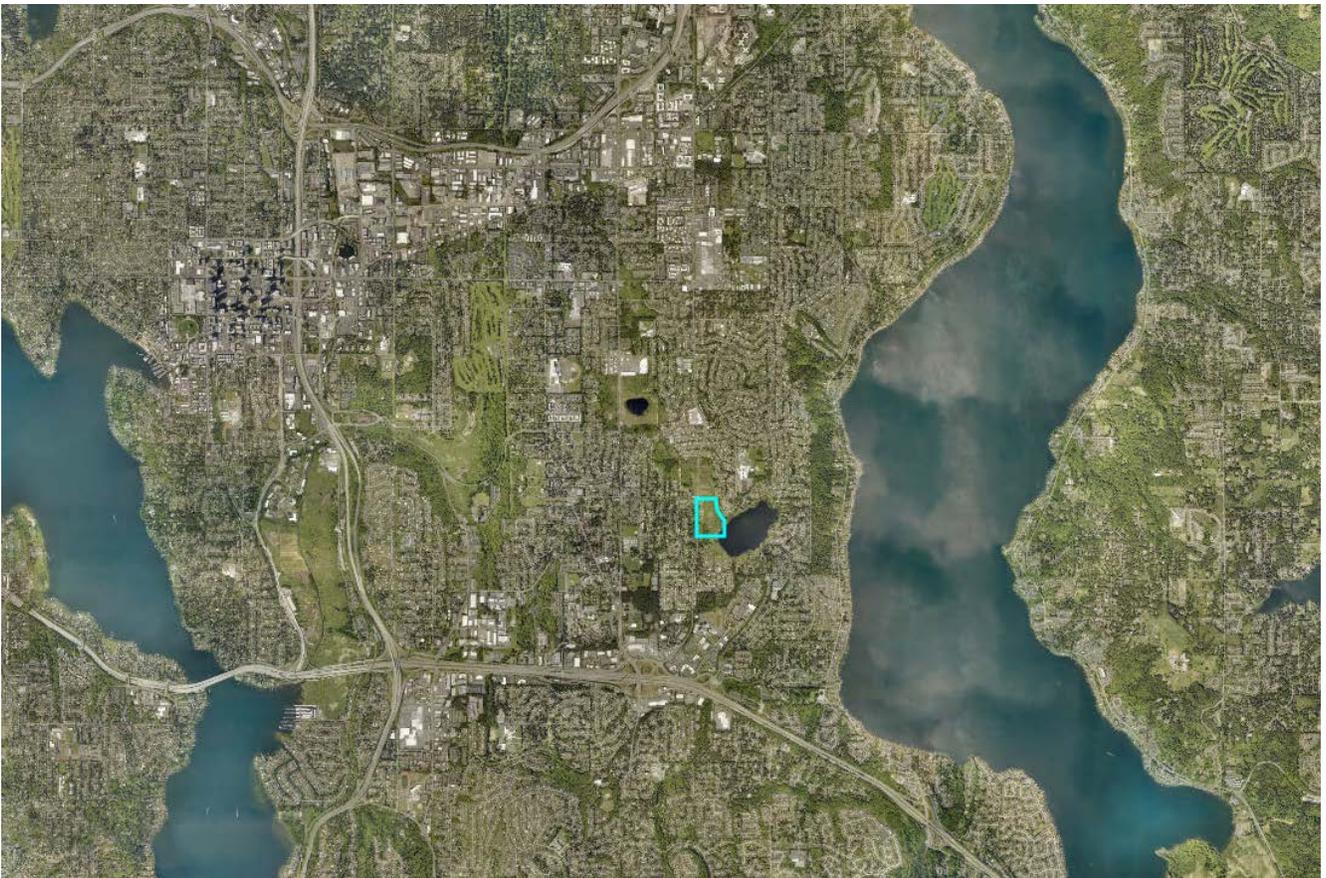
Signature



Kenny Booth, AICP
Senior Planner
The Watershed Company

Date Submitted: 12-11-20

Vicinity Map from King County iMAP







TECHNICAL MEMORANDUM



Date: December 11, 2020
To: Jammie Kingham
From: Kenny Booth, AICP; Lucas Vannice, RLA
TWC Project Number: 160813.9
Project Name: Phantom Lake Forest Restoration

Subject: Critical Areas Narrative

This memo is intended to provide an overview of the Phantom Lake Forest Restoration project, while also documenting how the project complies with specific City of Bellevue critical areas regulations.

Description of the project site, including landscape features, existing development, and site history as applicable.

Response: This project seeks to restore a degraded area within Phantom Lake Park, approximately two acres in size, which lacks the vegetative composition of a healthy urban forest and, as a result, has suppressed ecosystem services. This area is currently overrun with invasive species and lacks a diverse urban tree canopy and native understory. Existing tree species present include red alder, bigleaf maple, western red cedar, Oregon ash, black cottonwood, and Sitka spruce. Understory species include red-twig dogwood, devil's club, and a significant presence of invasive species, including reed canarygrass, Himalayan blackberry, English ivy, and English holly. The project area includes a stream and wetland area, with decreased ecological function resulting from preponderance of invasive species. Wetland and stream areas were not formally delineated; areas are approximated on project plans. It is assumed that all work would occur within these critical areas, or their respective buffers.

The two acre project area is situated in the southwestern portion of the park. The more developed portions of Phantom Lake Park (mowed lawn, walking trails) form the western and southern boundaries of the project area. The northern and eastern boundaries are characterized by a change in vegetative composition. The eastern project area boundary also roughly coincides with the 100-year floodplain for Phantom Lake. Therefore, it is assumed that proposed activities would occur outside of regulated frequently flooded area. Areas further to the north of the project limits have historically been used for agriculture, whereas the specific project area appears to have been forested since at least 1936.

A description of how the design constitutes the minimum necessary impact to the critical area.

Response: The proposed project includes the removal of invasive species within an area of Phantom Lake Park. Following invasive removal, native plantings would be installed. The import of compost/mulch would occur as part of planting efforts. However, no fill would be placed directly within wetlands or streams, and all work is estimated to occur outside of the 100-year floodplain.

Complete avoidance of the project would result in the retention of invasive species and the overall degraded condition. Therefore, avoidance is not feasible. Impacts within the project area are limited to temporary disturbance associated with invasive species removal and the planting of native vegetation. Minimization efforts will be employed to limit disturbance during construction, including the use of temporary erosion control measures such as the implementation of straw wattles. In addition, work will be accomplished with hand labor and hand-operated equipment, and likely during the non-rainy season. Overall, the proposed project represents the minimum necessary impact to on-site critical areas and buffer.

A description of why there is no feasible alternative with less impact to the critical area, critical area buffer, or critical area structure setback.

Response: The goal of this project is to improve critical areas and the urban forest in the immediate proximity of those critical areas by removing invasive plants and restoring with native and/or native compatible trees, shrubs, and ground cover. Impacts are limited to temporary disturbance associated with these activities and cannot be avoided in order to fulfill the project purpose. Therefore, there is no feasible alternative with less impact to on-site critical areas and buffers.

A description of alternatives considered and why the alternative selected is preferred.

Response: While there may be additional areas within the park's boundaries to restore, the two-acre project area proposed for restoration presents the greatest invasive assemblage and thus priority need for restoration within the park. Additional restoration opportunities within the park may be pursued in the future.

A summary of how the proposal meets each of the decision criteria contained in Land Use Code Section 20.30P.

A. *The proposal obtains all other permits required by the Land Use Code;*

Response: The narrative accompanies an application for a Critical Areas Land Use Permit (LO), with SEPA review. A Shoreline Exemption has also been submitted concurrently. A Clearing and Grading Permit will also be necessary to authorize implementation of the restoration plan. No other permits from the City of Bellevue are expected to be necessary.

B. *The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;*

Response: The goal of this project is to improve critical areas and the urban forest in the immediate proximity of those critical areas by removing invasive plants and restoring with native and/or native compatible trees, shrubs, and ground cover. Standard BMPs will be followed to minimize disturbance during restoration, including appropriate erosion control measures and invasive species removal protocols. These actions will result in the minimum necessary disturbance to the critical areas and buffers.

C. *The proposal incorporates the performance standards of Part [20.25H](#) LUC to the maximum extent applicable;*

Response: See below for stream (per LUC 20.25H.080.A) and wetland (per LUC 20.25H.100) performance standard compliance.

D. *The proposal will be served by adequate public facilities including streets, fire protection, and utilities;*

Response: The proposed restoration project will be served by adequate public facilities; the need for new services will not result from the project.

E. *The proposal includes a mitigation or restoration plan consistent with the requirements of LUC [20.25H.210](#); except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan;*

Response: A restoration plan has been prepared in accordance with the requirements of LUC 20.25H.210. The plan (Phantom Lake Forest Restoration – Restoration Plan, The Watershed Company, December 11, 2020) has been submitted concurrently with this project narrative.

F. *The proposal complies with other applicable requirements of this code.*

Response: The proposed project complies with all other applicable City of Bellevue Land Use Codes.

A summary of how the proposal meets each of the criteria and performance standards contained in Land Use Code Section 20.25H associated with the critical area you are modifying.

20.025H.055.C.3.i - Performance Standards.

Vegetation Management. Modification of vegetation in a [critical area](#) or [critical area](#) buffer that is not considered routine maintenance under subsection [C.3.h](#) of this section may be allowed if it meets the requirements of this section. Except where otherwise noted, a [Critical Areas Land Use](#) Permit is required. The following activities may also require a [Clearing](#) and Grading Permit, Chapter [23.76](#) BCC and/or SEPA review and must comply with all other [Land Use](#) Code provisions related to tree preservation and landscaping, including but not limited to LUC [20.20.520](#) and [20.20.900](#).

i. Noxious Species. The removal of the following vegetation with hand labor and hand-operated equipment from a [critical area](#) buffer, or from a geologic hazard [critical area](#), is allowed without requiring a [Critical Areas Land Use](#) Permit or a Vegetation Management Plan:

- (A) Invasive and noxious weeds;*
- (B) English ivy (*Hedera helix*);*
- (C) Himalayan blackberry (*Rubus discolor*, *R. procerus*); and*
- (D) Evergreen blackberry (*Rubus laciniatus*).*

Response: The project proposes the removal of invasive vegetation and the planting of native species. These activities will be conducted consistent with the provisions outlined

in LUC 20.25H.055.C.3.i.i; however, some invasive species removal will occur within an on-site wetland, therefore, a Critical Areas Land Use Permit will be acquired.

This project seeks to restore a degraded area within Phantom Lake Park, approximately two acres in size, which lacks the vegetative composition of a healthy urban forest and, as a result, has suppressed ecosystem services. This area is currently overrun with invasive species and lacks a diverse urban tree canopy and native understory. Existing tree species present include red alder, bigleaf maple, western red cedar, Oregon ash, black cottonwood, and Sitka spruce. Understory species include red-twig dogwood, devil's club, and a significant presence of invasive species, including reed canarygrass, Himalayan blackberry, English ivy, and English holly. The project area includes a stream and wetland area, with decreased ecological function resulting from preponderance of invasive species. Specifically, in the northern portion of the project area, there is a monoculture of reed canarygrass growing within and adjacent to the wetland. The stream is also degraded by large concentrations of Himalayan blackberry

Overall, the project area lacks the vegetative composition of a healthy urban forest and, as a result, has suppressed ecosystem services. It is currently overrun with invasive species and lacks a diverse urban tree canopy and native understory. The proposed project will remove existing invasive plants and plant native or native compatible trees, shrubs, and ground cover. Upon maturity, a net gain in habitat functions is expected.

20.25H.080.A & 20.25H.100 - Performance Standards – Streams and Wetlands

1. *Lights shall be directed away from the stream/wetland.*

Response: No lights are proposed for this project.

2. *Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream/wetland or any noise shall be minimized through use of design and insulation techniques.*

Response: Noises associated with the restoration project would be limited to construction equipment during implementation. However, noise would be limited to normal daytime working hours pursuant to Bellevue City Code 9.18. Upon project completion, the project will not generate noise.

3. *Toxic runoff from new impervious area shall be routed away from the stream/wetlands.*

Response: The proposed restoration does not include any new impervious areas and no toxic runoff is expected. No new sources of water runoff are proposed as part of the restoration plan. Runoff quantities and flow patterns are not expected to change markedly; however, restoration plantings are likely to decrease the overall quantity of runoff and improve infiltration capabilities.

4. *Treated water may be allowed to enter the stream/wetland critical area buffer.*

Response: Water treatment is not a proposed component of the project and as mentioned above, no new impervious surfaces or toxic runoff are proposed.

5. *The outer edge of the stream/wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.*

Response: The proposed project consists of invasive vegetation removal and the planting of native species within critical areas and critical area buffer buffers. Thus, buffer areas within the project area will be enhanced with dense vegetation, further limiting pet and human intrusion into the area.

6. *Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.*

Response: Generally, noxious species control efforts in the project area will employ manual removal. If chemical removal must take place, application of such treatments would follow all City of Bellevue, King County, and/or Department of Ecology provisions and BMPs. Further, if allowed, a licensed pesticide applicator would apply all such treatments.

7. *All applicable standards of Chapter 24.06 BCC, Storm and Surface Water Utility Code, are met.*

Response: The project seeks to improve ecosystem functions over the existing condition. No intentional discharges of waste materials to surface waters would occur during restoration activities. Further, all appropriate BMPs would be implemented to prevent such discharges. Because the project will result in greater than one-acre of clearing, a stormwater general permit from the WA Dept. of Ecology will be obtained.



VICINITY MAPS

SHEET INDEX

- L1.0 EXISTING CONDITIONS
- L1.1 TREE INVENTORY MAP
- L1.2 TREE INVENTORY TABLE (1 OF 2)
- L1.3 TREE INVENTORY TABLE (2 OF 2)
- L2.0 TESC AND SOIL PREPARATION PLAN
- L2.1 TESC AND SOIL PREPARATION DETAILS
- L3.0 PLANTING PLAN
- L3.1 PLANT SCHEDULE AND DETAILS
- L4.0 SPECIFICATIONS
- L5.0 MAINTENANCE AND MONITORING NOTES

NOTES

1. CONTOURS, PATHS, ROADS, AND PARCEL INFORMATION IS DERIVED FROM GIS DATA ACCESSED THROUGH BELLEVUE GIS DATA PORTAL.
2. APPROXIMATE WETLAND INFORMATION DERIVED FROM U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY (NWI) WETLANDS MAPPER.
3. SIGNIFICANT TREES WERE INVENTORIED BY THE WATERSHED COMPANY ISA CERTIFIED ARBORISTS ON JUNE 17, 2020. GEOSPATIAL DATA WAS COLLECTED IN THE FIELD USING A GPS-ENABLED TABLET AND DATA COLLECTION SOFTWARE. GPS DATA IS BELIEVED RELIABLE FOR GENERAL PLANNING AND MOST REGULATORY PURPOSES. HOWEVER, ACCURACY IS VARIABLE AND SHOULD NOT BE CONSIDERED EQUIVALENT TO A PROFESSIONAL LAND SURVEY. NO WARRANTY IS EXPRESSED OR IMPLIED.

PHANTOM LAKE FOREST RESTORATION RESTORATION PLAN
CITY OF BELLEVUE
PARKS & COMMUNITY SERVICES
PHANTOM LAKE PARK
156TH AVE SE, BELLEVUE, WA 98007

PERMIT SET - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	LV
1	12-11-20	PERMIT SET		

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: LV
DESIGNED: LV
DRAFTED: LV
CHECKED: MSF / KB
JOB NUMBER:
160813.9
SHEET NUMBER:
L1.0 OF 10



LEGEND

- APPROXIMATE WETLAND BOUNDARY
- APPROXIMATE STREAM CENTERLINE
- EXISTING TREES
- EXISTING PATHWAY
- CONTOUR LINES
- PARCEL BOUNDARY
- PROJECT LIMITS
- VEGETATION COMMUNITY #1
-MONOCULTURE OF PHALARIS ARUNDINACEA (REED CANARYGRASS). APPEARS TO HAVE HYDROLOGY; POTENTIAL WETLAND.
- VEGETATION COMMUNITY #2
-NEAR-MONOCULTURE UNDERSTORY OF RUBUS ARMENIACUS (HIMALAYAN BLACKBERRY), HEDERA HELIX (ENGLISH IVY) GROWING UP SOME TREES.
- VEGETATION COMMUNITY #3
- REDUCED R. ARMENIACUS. DOMINATED BY SALIX SPP. (WILLOW) AND CORNUS STOLONIFERA (REDTWIG DOGWOOD). WATERCOURSE OBSERVED IN THIS AREA; POTENTIAL WETLAND.
- VEGETATION COMMUNITY #4
- ACER MACROPHYLLUM (BIGLEAF MAPLE) WITH OPLONANX HORRIDUS (DEVIL'S CLUB) UNDERSTORY.
- VEGETATION COMMUNITY #5
-THUJA PLICATA (WESTERN REDCEDAR), POLYSTICHUM MINUTUM (WESTERN SWORDFERN) RUBUS SPECTABILIS (SALMONBERRY) WITH SOME ILEX AQUIFOLIUM (ENGLISH HOLY) AND R. ARMENIACUS.
- VEGETATION COMMUNITY #6
- R. SPECTABILIS, ALNUS RUBRA (RED ALDER), R. ARMENIACUS
- VEGETATION COMMUNITY #7
-C. STOLONIFERA, R. ARMENIACUS

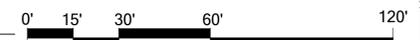
Tax Parcel #0224059194

Tax Parcel #0224059096

156th Ave SE

EXISTING CONDITIONS

SCALE 1:30



PHANTOM LAKE FOREST RESTORATION

RESTORATION PLAN

 CITY OF BELLEVUE
PARKS & COMMUNITY SERVICES
 PHANTOM LAKE PARK
 156TH AVE SE, BELLEVUE, WA 98007

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 DESIGNED: LV
 DRAFTED: LV
 CHECKED: MSF / KB
 JOB NUMBER:

160813.9

SHEET NUMBER:

L1.2 OF 10

 FILENAME
 PRINTED BY
 DATE

TAG #	TREE NAME	EV / DEC	# STEMS	COMB DBH (IN)	HEIGHT (FT)	RADIUS (FT)	CONDITION
100	Populus trichocarpa (Black cottonwood)	D	1	42.5	90	39	Good
101	Thuja plicata (Western red cedar)	E	1	36.0	80	12	Fair
102	Alnus rubra (Red alder)	D	1	15.0	50	25	Fair
103	Alnus rubra (Red alder)	D	1	12.0	25	16	Good
104	Thuja plicata (Western red cedar)	E	1	56.0	90	15	Fair
105	Thuja plicata (Western red cedar)	E	1	25.0	55	20	Poor
106	Thuja plicata (Western red cedar)	E	1	36.0	80	25	Good
107	Prunus sp. (Cherry species)	D	1	8.0	30	27	Good
108	Alnus rubra (Red alder)	D	1	20.0	30	20	Fair
109	Thuja plicata (Western red cedar)	E	1	36.0	90	30	Fair
110	Prunus sp. (Cherry species)	D	1	23.0	30	35	Good
111	Alnus rubra (Red alder)	D	1	24.0	60	30	Fair
112	Thuja plicata (Western red cedar)	E	1	10.0	55	20	Good
113	Thuja plicata (Western red cedar)	E	1	40.0	110	14	Good
114	Aesculus hippocastanum (Horsechestnut)	D	3	19.7	70	40	Good
115	Acer macrophyllum (Bigleaf maple)	D	1	21.0	80	35	Good
116	Thuja plicata (Western red cedar)	E	1	37.0	110	25	Good
117	Acer macrophyllum (Bigleaf maple)	D	1	30.0	80	25	Fair

TREE INVENTORY TABLE (1 OF 2)

		EV / DEC	# STEMS	MB DBH (IN)	EIGHT (FT)	ADIUS (FT)	ONDITION
118	Thuja plicata (Western red cedar)	E	1	16.0	40	10	Good
119	Alnus rubra (Red alder)	D	1	30.0	60	20	Good
120	Thuja plicata (Western red cedar)	E	1	14.0	45	9	Fair
121	Thuja plicata (Western red cedar)	E	1	40.0	100	16	Good
122	Picea sitchensis (Sitka spruce)	E	1	30.0	100	18	Fair
123	Picea sitchensis (Sitka spruce)	E	1	30.0	110	25	Fair
124	Alnus rubra (Red alder)	D	1	18.0	60	20	Very Poor
125	Populus trichocarpa (Black cottonwood)	D	1	35.0	110	45	Good
126	Populus trichocarpa (Black cottonwood)	D	1	35.0	110	45	Good
127	Alnus rubra (Red alder)	D	1	17.0	65	30	Fair
128	Alnus rubra (Red alder)	D	1	17.0	45	23	Fair
129	Populus trichocarpa (Black cottonwood)	D	1	17.0	50	35	Fair
130	Populus trichocarpa (Black cottonwood)	D	1	25.0	55	24	Fair
131	Acer macrophyllum (Bigleaf maple)	D	1	38.0	100	50	Good
132	Alnus rubra (Red alder)	D	1	18.0	40	13	Fair
133	Alnus rubra (Red alder)	D	1	10.0	30	15	Poor
134	Alnus rubra (Red alder)	D	1	9.0	25	10	Fair
135	Alnus rubra (Red alder)	D	1	11.0	30	19	Fair
136	Alnus rubra (Red alder)	D	2	8.5	35	15	Fair
137	Fraxinus latifolia (Oregon ash)	D	1	13.0	40	12	Poor

**PHANTOM LAKE FOREST RESTORATION
RESTORATION PLAN**
CITY OF BELLEVUE
PARKS & COMMUNITY SERVICES
PHANTOM LAKE PARK
156TH AVE SE, BELLEVUE, WA 98007

PERMIT SET - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	12-11-20	PERMIT SET	LV

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: LV
DESIGNED: LV
DRAFTED: LV
CHECKED: MSF / KB
JOB NUMBER: 160813.9
SHEET NUMBER: L2.0 OF 10



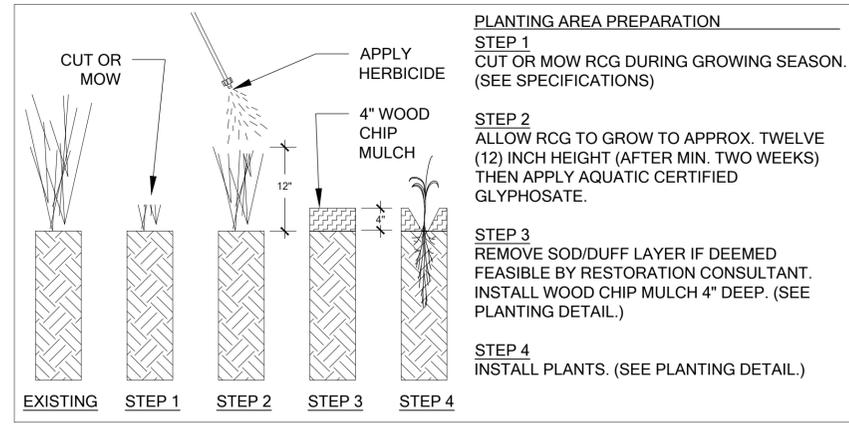
LEGEND

- APPROXIMATE WETLAND BOUNDARY
- APPROXIMATE STREAM CENTERLINE
- EXISTING TREES
- EXISTING PATHWAY
- CONTOUR LINES
- PARCEL BOUNDARY
- PROJECT LIMITS
- SOIL PREPARATION AREA #1 (4,536 SF) 1
L2.1
- SOIL PREPARATION AREA #2 (75,531 SF) 2
L2.1
- SOIL PREPARATION AREA #3 (13,952 SF) 3
L2.1
- HI-VIS FENCING* (99,475 LF) 4
L2.1
- WATTLE (670 LF) 5
L2.1

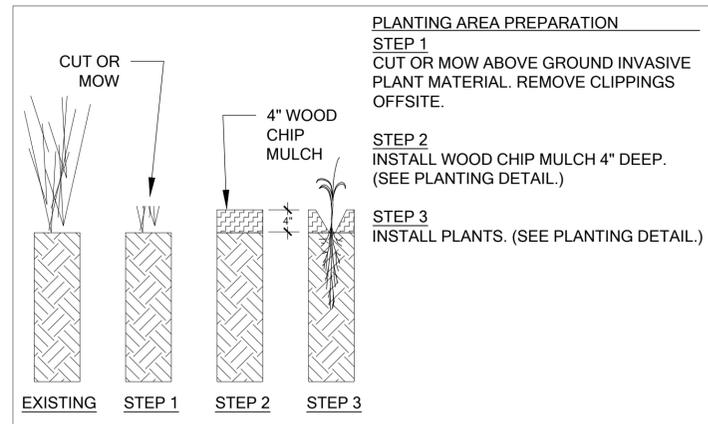
NOTES

1. INVASIVE SPECIES ARE TO BE REMOVED ACCORDING TO SPECIFICATIONS.
2. HI-VIS FENCING TO BE INSTALLED AROUND THE ENTIRETY OF THE PROJECT LIMITS.

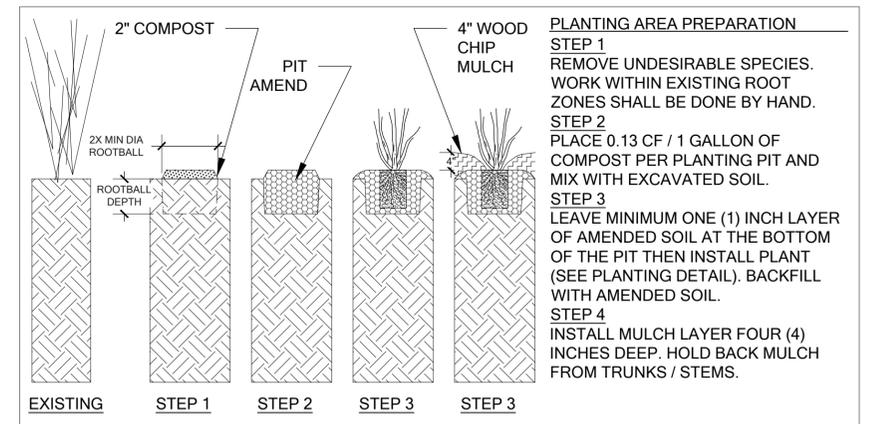




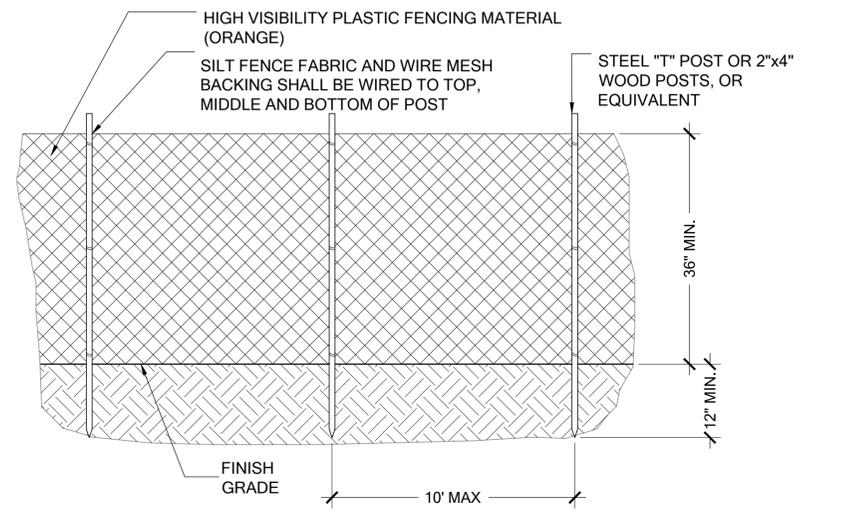
1 SOIL PREPARATION AREA 1 NOT TO SCALE



2 SOIL PREPARATION AREA 2 NOT TO SCALE

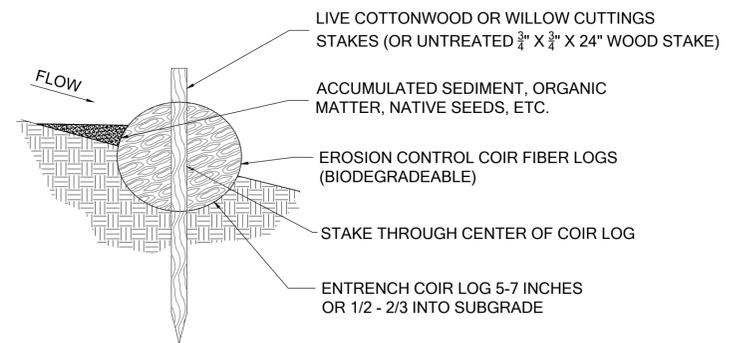


3 SOIL PREPARATION AREA 3 NOT TO SCALE



- NOTES:
 1. DO NOT NAIL OR STAPLE FENCE TO EXISTING TREES OR UTILITY POLES.
 2. ANY DAMAGE TO THE FENCE SHALL BE REPAIRED IMMEDIATELY.

4 HI-VIS FENCING NOT TO SCALE



NOTE: INSTALL STRAW WATTLES PARALLEL TO SLOPE CONTOUR PER SURFACE WATER DESIGN MANUAL - APPENDIX D (D.2.1.2.5)

5 WATTLE NOT TO SCALE

TESC AND SOIL PREPARATION DETAILS

SCALE #####



PERMIT SET - NOT FOR CONSTRUCTION

PHANTOM LAKE FOREST RESTORATION
 RESTORATION PLAN
 CITY OF BELLEVUE
 PARKS & COMMUNITY SERVICES
 PHANTOM LAKE PARK
 156TH AVE SE, BELLEVUE, WA 98007

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CANDIDATE PLANT LIST AREA 1 (4,536 SF)



TREES	QUANTITY	SPACING	SIZE
PICEA SITCHENSIS / SITKA SPRUCE	14	9' O.C.	5 GAL.
SALIX LUCIDA / PACIFIC WILLOW	14	9' O.C.	1 GAL.
SALIX SITCHENSIS / SITKA WILLOW	14	9' O.C.	1 GAL.
SALIX SCOULERIANA / SCOULER'S WILLOW	14	9' O.C.	1 GAL.
SHRUBS			
CORNUS STOLONIFERA / RED-OSIER DOGWOOD	125	6' O.C.	1 GAL.

CANDIDATE PLANT LIST AREA 2 (75,531 SF)



TREES	QUANTITY	SPACING	SIZE
ABIES CONCOLOR / WHITE FIR	227	9' O.C.	1 GAL.
CALOCEDRUS DECURRENS / INCENSE CEDAR	227	9' O.C.	1 GAL.
SEQUOIADENDRON GIGANTEUM / GIANT SEQUOIA	227	9' O.C.	1 GAL.
THUJA PLICATA / WESTERN REDCEDAR	227	9' O.C.	1 GAL.
SHRUBS			
AMELANCHIER ALNIFOLIA / SERVICEBERRY	352	6' O.C.	1 GAL.
HOLODISCUS DISCOLOR / OCEANSPRAY	352	6' O.C.	1 GAL.
MAHONIA AQUIFOLIUM / TALL OREGON GRAPE	352	6' O.C.	1 GAL.
OEMLERIA CERASIFORMIS / OSOBERRY	352	6' O.C.	1 GAL.
RUBUS SPECTABILIS / SALMONBERRY	352	6' O.C.	1 GAL.
SAMBUCUS RACEMOSA / RED ELDERBERRY	352	6' O.C.	1 GAL.

CANDIDATE PLANT LIST AREA 3 (6,050 SF)

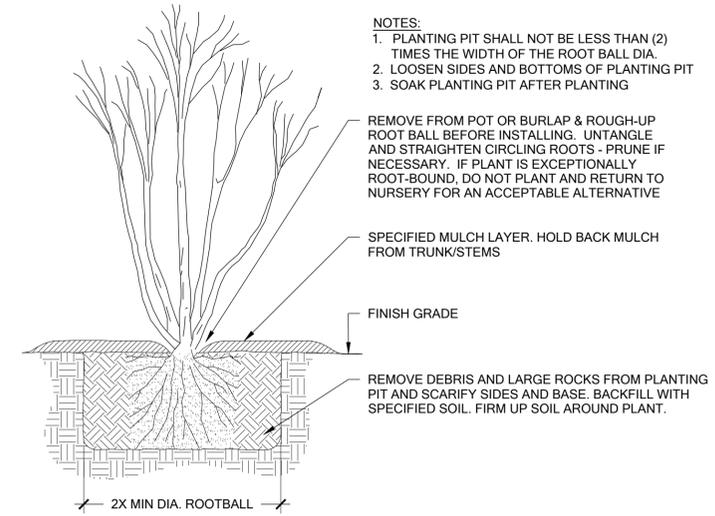


TREES	QUANTITY	SPACING	SIZE
FRAXINUS LATIFOLIA / OREGON ASH	9	9' O.C.	1" CAL.
PICEA SITCHENSIS / SITKA SPRUCE	9	9' O.C.	6' TALL
SHRUBS			
CORNUS STOLONIFERA / RED-OSIER DOGWOOD	21	6' O.C.	1 GAL.
ROSA PISOCARPA / CLUSTER ROSE	21	6' O.C.	1 GAL.

CANDIDATE PLANT LIST AREA 4 (7,910 SF)



TREES	QUANTITY	SPACING	SIZE
PSEUDOTSUGA MENZIESII / DOUGLAS-FIR	12	9' O.C.	1 GAL.
THUJA PLICATA	12	9' O.C.	1 GAL.
SHRUBS			
ACER CIRCINATUM / VINE MAPLE	19	6' O.C.	1 GAL.
RUBUS SPECTABILIS / SALMONBERRY	19	6' O.C.	1 GAL.
VACCINIUM PARVIFOLIUM / RED HUCKLEBERRY	19	6' O.C.	1 GAL.
GROUNDCOVER			
GAULTHERIA SHALLON / SALAL	50	3' O.C.	1 GAL.
MAHONIA NERVOSA / DULL MAHONIA	50	3' O.C.	1 GAL.
POLYSTICHUM MUNITUM / WESTERN SWORDFERN	50	3' O.C.	1 GAL.



1 CONTAINER PLANTING DETAIL

Scale: NTS

PLANT SCHEDULE AND DETAILS

PERMIT SET - NOT FOR CONSTRUCTION

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 CITY OF BELLEVUE
PARKS & COMMUNITY SERVICES
 PHANTOM LAKE PARK
 156TH AVE SE, BELLEVUE, WA 98007

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